

DAVID S. ROUNSAVALL

TO

GUARANTY BANK & TRUST CO.

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on October 5, 2006, David Dennis executed and delivered to Charlene Griffin, Trustee for the use and benefit for Guaranty Bank & Trust Company, Beneficiary, that certain Deed of Trust recorded in Book 2582 at page 352 of the land records on file in the office of the Chancery Clerk of DeSoto County, State of Mississippi; and

WHEREAS, on January 11, 2008, the Beneficiary appointed David S. Rounsavall, as Substituted Trustee, which instrument is recorded in Book 2843 at page 628 of the land records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default was made in the payment of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust declared all of the amount due and requested sale for the purposes of paying said indebtedness or as much thereof as said sale would bring; and

WHEREAS, the said David S. Rounsavall, in accordance with the Deed of Trust aforesaid, and the laws of the State of Mississippi, did advertise for sale on the following dates:

The 17th day of July, 2008;
the 24th day of July, 2008;
the 31st day of July, 2008; and
the 07th day of August, 2008;

said advertisements being published in The DeSoto Times, a newspaper published in the City of Hernando, DeSoto County, Mississippi, as shown by the original Proof of Publication which is attached hereto as Exhibit "A", and the same as if fully copied herein in words and figures. The said David S. Rounsavall had posted the Substituted Trustee's Notice of Sale on the bulletin board at the Courthouse of DeSoto County in Hernando, Mississippi, strictly as required by law, and by the terms of the Deed of Trust aforesaid, which is more fully shown by the original of the statement of the Deputy Chancery Clerk of DeSoto County, Mississippi, setting forth that the Substituted Trustee's Notice of Sale was posted on the 7th day of July, 2008, as shown by Exhibit "B" to this Deed and made a part hereof the same as if fully copied herein in words and

Robertshaw

figures; and

WHEREAS, said Notice of Sale fixed the 8th day of August, 2008, as the date of sale, and the front steps of the DeSoto County Courthouse, in the City of Hernando, Mississippi, as the place of sale, and during legal hours as the time of sale; and

WHEREAS, on the date aforesaid, at the place aforesaid, within legal hours the property was offered for sale, strictly and according to the terms of said Deed of Trust, and as required by law, the land and improvements thereon hereinafter described and received then and there a bid from Guaranty Bank & Trust Company, in the sum of \$22,500.00 which was the highest and best bid therefore; and

WHEREAS, the land and improvements thereon hereinafter described was, declared sold to said Guaranty Bank & Trust Company at and for said bid, said advertisement and sale having in all manner, form and procedure, been done and conducted strictly in compliance with all of the requirements of said Deed of Trust and the laws of the State of Mississippi.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and of the sum of \$22,500.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, David S. Rounsavall, Substituted Trustee, do hereby sell and convey unto Guaranty Bank & Trust Company the following described property located in Washington County, Mississippi, to-wit:

3.0 acres in the Southeast quarter of Section 35, Township 1 South, Range 9 West described as commencing at a point in the West line of Poplar Corner Road 1,569.61 feet North of the South line of Section 35; thence West with the North line of Chaves and McGowan 319.6 feet to a point of beginning (which is the Southwest corner of the 6.0 acres conveyed to Brooks and Wilson above); thence continuing West 475.0 feet to a point in the West line of Verneda's Wallace's 17.0 tract; thence North 311.4 feet to the Southwest corner of the Gibbs 8.58 acres (Book 172, Page 172, Page 186); thence with Gibbs South lines East 475.00 feet to Gibbs Southeast corner; thence South 311.4 feet to the point of beginning. Also Easement for Ingress and Egress as shown as recorded per plat in Deed Book 176 Page 186.

The real property or its address is commonly known as 6391 POPLAR CORNER ROAD, WALLS, MS 38680.

together with all improvements thereon and appurtenances thereunto belonging.

This conveyance is made by me as Substituted Trustee only and without warranty of any kind whatsoever.

WITNESS MY SIGNATURE, this, the 11 day of August, 2008.


DAVID S. ROUNSAVALL, Substituted Trustee

STATE OF MISSISSIPPI

COUNTY OF WASHINGTON

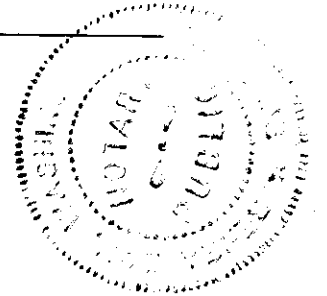
PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the jurisdiction aforesaid the above named David S. Rounsavall, Substituted Trustee, who acknowledged to me that he signed and delivered the above and foregoing instrument on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 11 day of August, 2008.


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 26, 2010

**GRANTOR'S ADDRESS:**

P. O. Box 1498
Greenville, MS 38702-1498
(662) 378-2171 **INA**

GRANTEE'S ADDRESS:

Guaranty Bank & Trust Company
536 Washington Avenue
Greenville, MS 38701
662-332-8991 INA

THIS SUBSTITUTED TRUSTEE'S DEED WAS PREPARED BY:

DAVID S. ROUNSAVALL, MSB #9022
ROBERTSHAW, NOBLE, EVANS & ROUNSAVALL
POST OFFICE BOX 1498
GREENVILLE, MS 38702-1498
(662) 378-2171

7/07/08 2:39:09
 DESOTO COUNTY, MS
 W.E. DAVIS, CH CLERK

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, DAVID DENNIS executed and delivered a certain Deed of Trust unto Charlene Griffin, Trustee for Guaranty Bank & Trust Company, Beneficiary, dated October 05, 2006, and recorded in Book 2582 at page 352 and re-recorded on October 20, 2006 in Book 2589 at Page 117 of the land records on file in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, on the 11th day of January, 2008, Guaranty Bank & Trust Company, appointed David S. Rounsavall Substituted Trustee, which instrument is recorded in Book 2843 at page 628 of the land records of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust having declared all of the amount due and having requested this sale for the purpose of paying said indebtedness or as much thereof as said sale brings;

NOW THEREFORE, I, David S. Rounsavall, Substituted Trustee, will on the 8th day of August, 2008, within lawful hours, being between the hours of 11:00 a.m. and 4:00 p.m., offer for sale and will sell at public outcry to the highest bidder for cash, at the front steps of the DeSoto County Courthouse in the City of Hernando, County of DeSoto, State of Mississippi, the following described real property, situate and being in the County of DeSoto, State of Mississippi, and being more particularly described as follows:

3.0 acres in the Southeast quarter of Section 35, Township 1 South, Range 9 West described as commencing at a point in the West line of Poplar Corner Road 1,569.61 feet North of the South line of Section 35; thence West with the North line of Chaves and McGowan 319.6 feet to a point of beginning (which is the Southwest corner of the 6.0 acres conveyed to Brooks and Wilson above); thence continuing West 475.0 feet to a point in the West line of Verneda's Wallace's 17.0 tract; thence North 311.4 feet to the Southwest corner of the Gibbs 8.58 acres (Book 172, Page 172, Page 186); thence with Gibbs South lines East 475.00 feet to Gibbs Southeast corner; thence South 311.4 feet to the point of beginning. Also Easement for Ingress and Egress as shown as recorded per plat in Deed Book 176 Page 186.

The real property or its address is commonly known as 6391 POPLAR CORNER ROAD, WALLS, MS 38680.

together with all improvements thereon and appurtenances thereunto belonging.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this, the 2nd day of July, A.D., 2008.


 DAVID S. ROUNSAVALL
 Substituted Trustee

PUBLISH:

July 17, July 24, July 31, and August 07, 2008

I, W. E. (Sluggo) Davis, attached the foregoing Substituted Trustee's Notice of Sale on the Courthouse bulletin board, this the ____ day of July, 2008.

W. E. (SLUGGO) DAVIS, CHANCERY CLERK

8-8-08

